



City Wide Multi-Generational Community Center Project

Community Forum

June 24, 2014

Tonight's Agenda

- ▶ Design Team Introductions
- ▶ Overview of the Site
- ▶ Review of Project History
 - ▶ 2004 Feasibility Study
 - ▶ 2004 – 2011
 - ▶ 2011 Feasibility Study
- ▶ Review 2011 Space Program
- ▶ Next Steps & Tentative Schedule
- ▶ Adjourn



Design Team

The H.L. Turner Group Inc.

Architecture Engineering Building Science



Project Site



Project History: 2004 Study

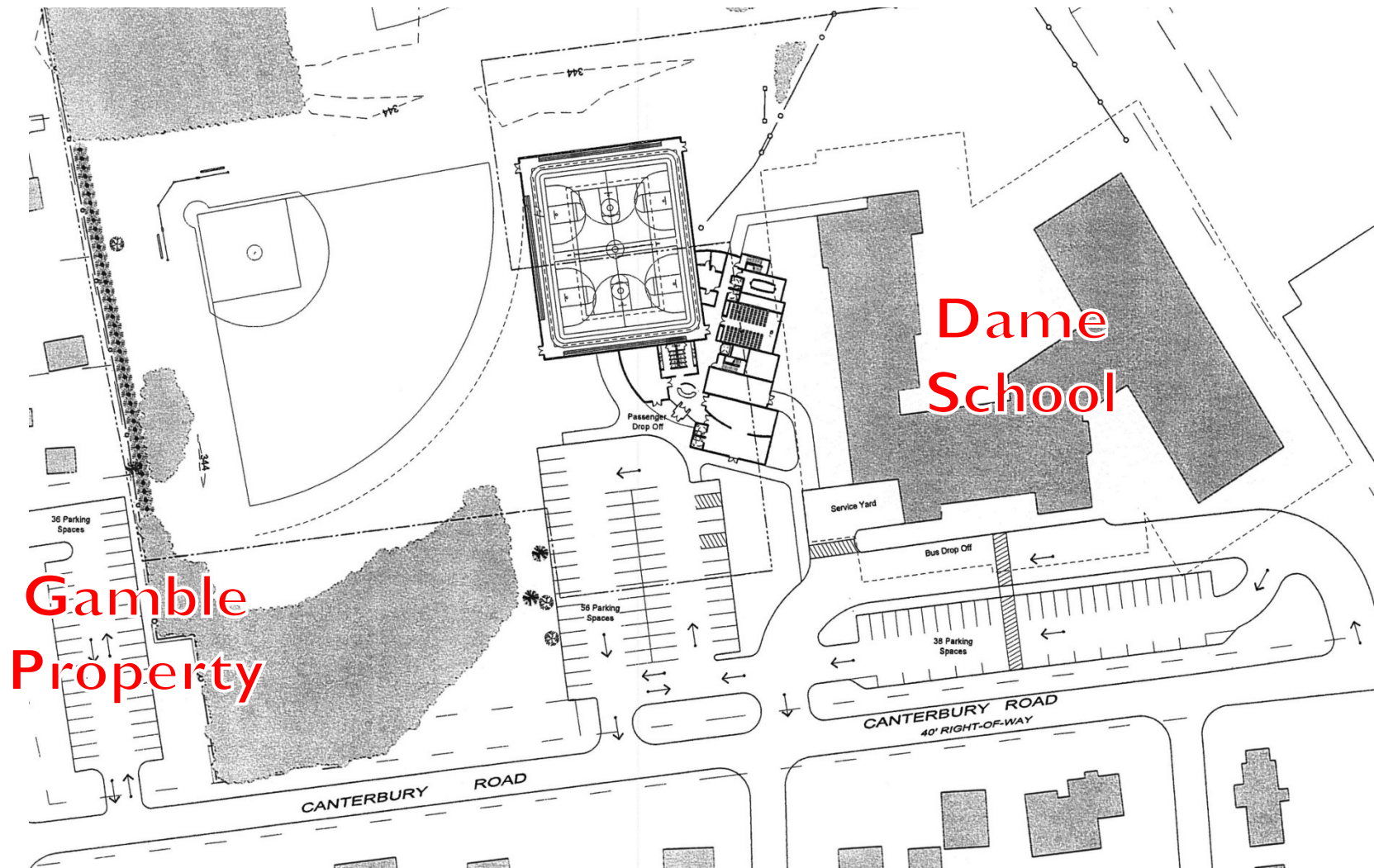
2004 Feasibility Study



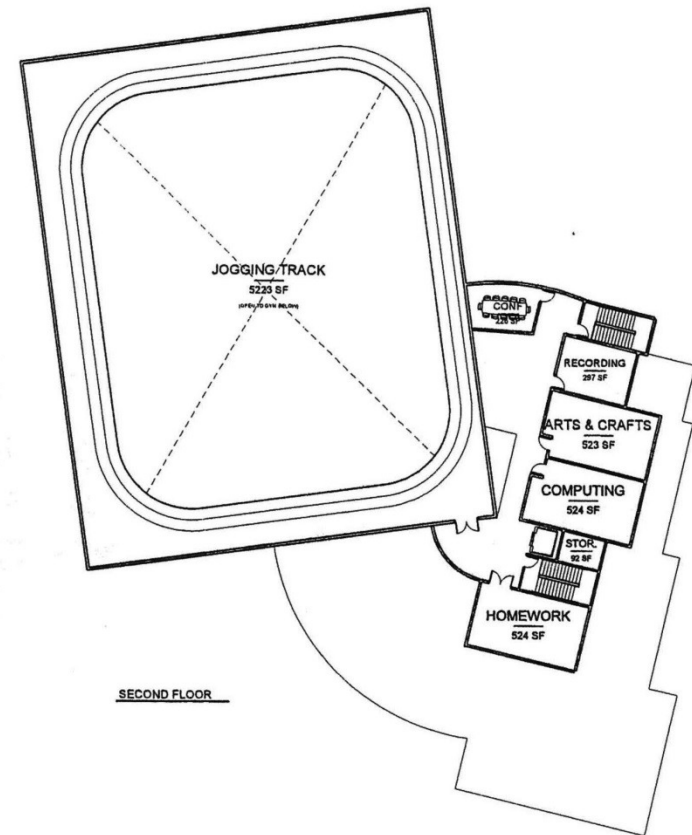
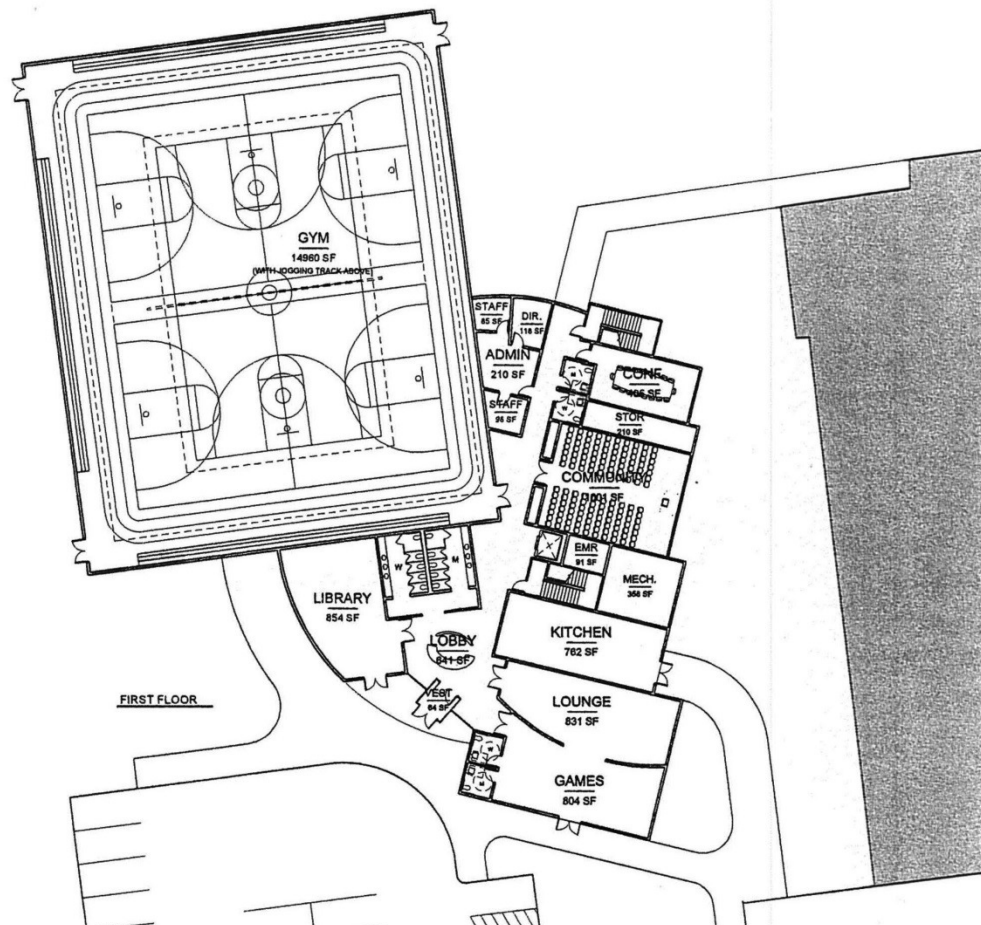
2004 Feasibility Study



2004 Feasibility Study



2004 Space Program



2004 Study Summary

- ▶ Replacement of Heights Center Only, **Not City-Wide**
- ▶ 30,350SF; \$7.7 +/- Million
- ▶ 2 Story Facility
- ▶ City Rents Space; Programming Run by Others
- ▶ Features
 - ▶ Gym
 - ▶ Walking Track (Elevated in Gym)
 - ▶ Community Meeting Room / Hall (with Kitchen)
 - ▶ Multi-Purpose Rooms
 - ▶ Library Component (850SF +/-)
 - ▶ Relocated Parks & Recreation Offices



2004 Outcomes – 28 Canterbury Road





Project History: 2004-2011

Project History 2004 -2011



**Mill Brook Elementary School
Opened September 2012**



Project History: 2011 Study

2011 Feasibility Study



2011 Feasibility Study



2011 Space Program



2011 Study Summary

- ▶ City-Wide Multi-Generation Facility!
- ▶ 80,000SF +/-; \$11.4 Million
- ▶ Single Story
- ▶ Reuse Portions of Dame School (1965 Wing & Cafeteria)
- ▶ Business Plan & Financial Pro Forma
- ▶ City Rents Space & Operates Programs
- ▶ Key Amenities
 - ▶ Gym (Double High School Courts)
 - ▶ Indoor Turf Field with Walking Track
 - ▶ Community Meeting Room / Hall (with Kitchen)
 - ▶ Multi-Purpose Rooms
 - ▶ Dance / Aerobic Studios
 - ▶ Senior Programming
 - ▶ Preschool / Daycare
 - ▶ Relocated Park & Recreation Offices

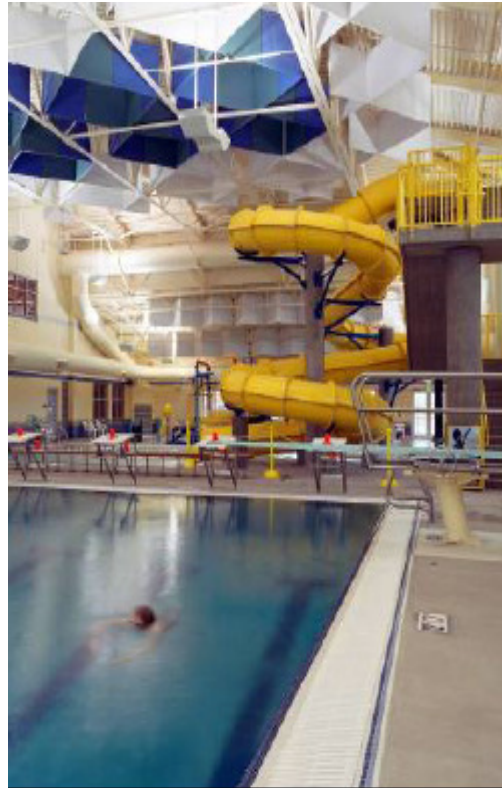


2011 Study: Amenities Not Included

Library Component



Lap Pool / Aquatics



Media Center



2011 Study Outcomes

- ▶ January 2013: City Acquired Dame School
- ▶ July 2013: City Council Appropriated \$130,000 for Design Development / Pro Forma & Cost Updates
- ▶ June 2014: City Council Appropriated \$651,000 for Full Design, Permitting, & Construction Documents



Review of Space Program

USING CLASSROOMS FOR PRE-SCHOOL ROOMS



WORKING KITCHENS VS. COMMERCIAL KITCHENS



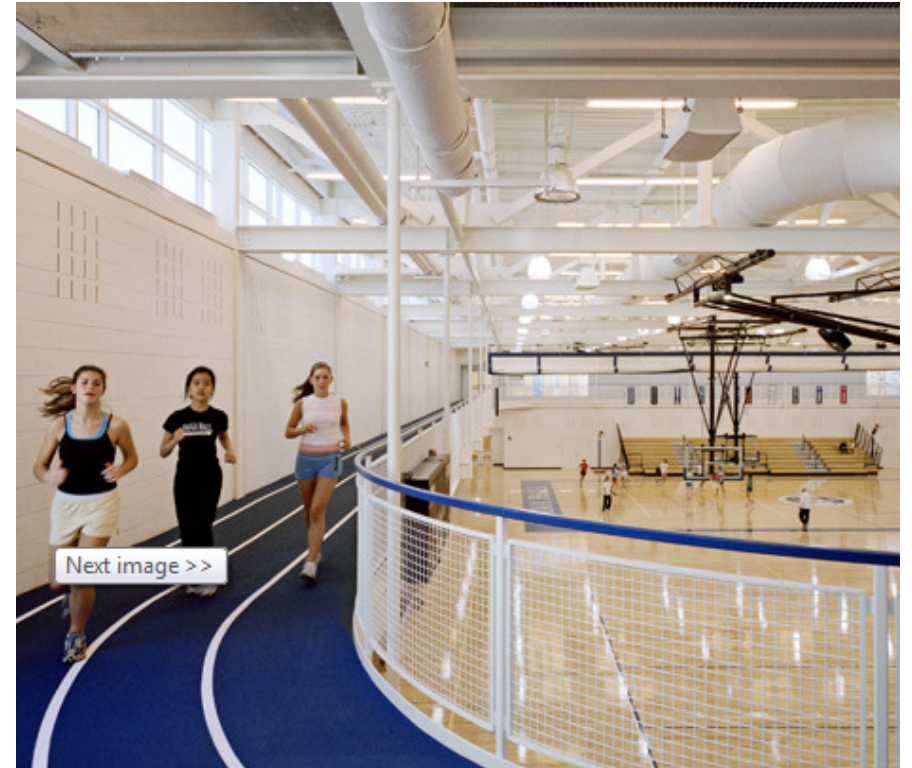
REUSING A SCHOOL KITCHEN IN A COMMUNITY CENTER



CENTER COURT & CROSS COURT



TWIN COURT DIVISIBLE GYMS & TRACK



MULTI-PURPOSE, DANCE & GROUP FITNESS



TURF CENTER WITH TYPICAL DASHER BOARDS



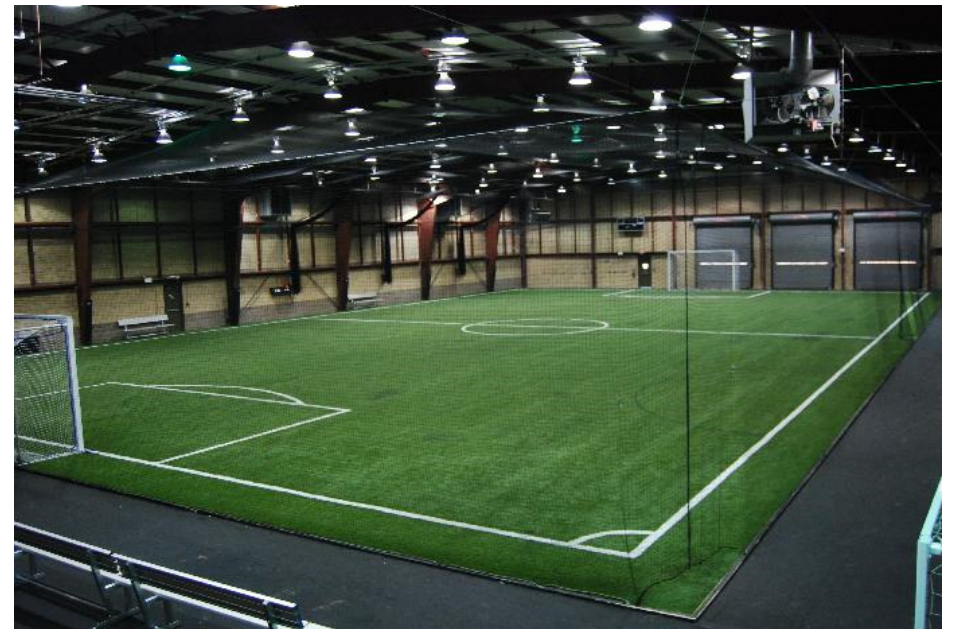
TURF CENTER WITHOUT DASHER BOARDS



TURF CENTER SPECTATOR SEATING



OPTIONS FOR SPECTATORS AND TRACKS



ADAPTING SCHOOLS FOR MULTI-PURPOSE



ADAPTING SCHOOLS FOR MULTI-PURPOSE



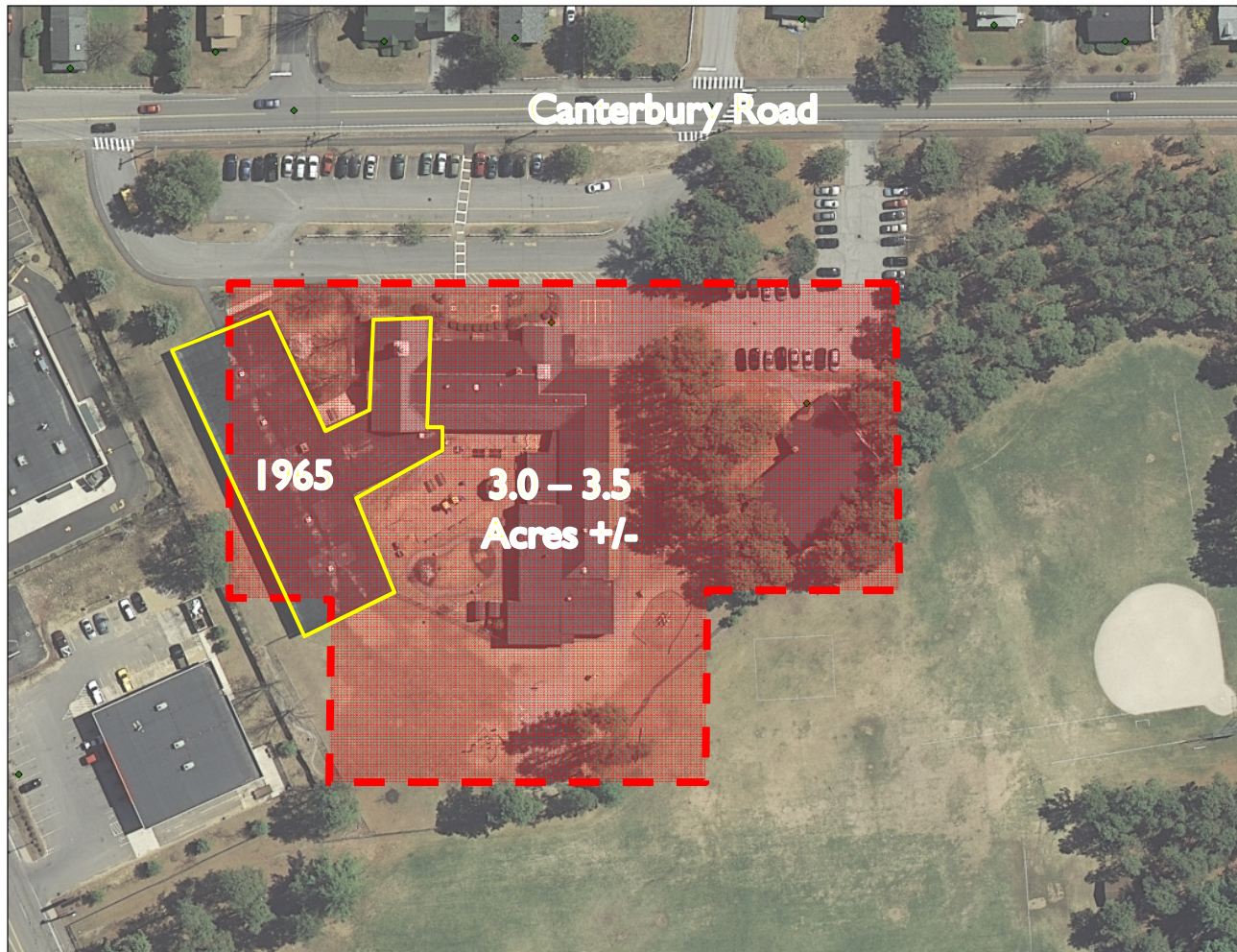
ADAPTING SCHOOLS FOR MULTI-PURPOSE



ADAPTING SCHOOLS FOR MULTI-PURPOSE



Demolish 1965 Wing & Cafeteria?





Discussion

Public Questions & Comments

Next Steps & Tentative Schedule

Next Steps & Tentative Schedule

- ▶ July / August 2014: Report to City Council
- ▶ Sept. – Nov. 2014: Refine Concepts, Cost Estimates, & Business Plan
- ▶ Nov. / Dec. 2014: Report to City Council; Select Final Concept for Full Design
- ▶ Dec. 2014 – Spring 2015: Final Design & Permitting
- ▶ July 2015: Construction Funding Anticipated
- ▶ Late Summer / Fall 2015: Start Construction
- ▶ Late 2016 / Early 2017: Open



Contact Us

Matt Walsh, Dir. of Redevelopment / Special Projects

mwalsh@concordnh.gov

603-225-8570

David Gill, Director of Parks & Recreation

dgill@concordnh.gov

603-225-8690





Thank You